

WARRANTY DEED

BK 0343 PG 0371

STATE MS - DESOTO CO.

FILED

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
H. MARK BEANBLOSSOM, ATTORNEY  
6525 QUAIL HOLLOW #511  
MEMPHIS, TN 38120  
(901)758-0500

Nov 24 11 19 AM '98

BK 343 PG 371  
W.E. DAVIS CH. CLK.

THIS INDENTURE, made and entered into this 20th day of November, 1998, by and between DONALD W. BUMPAS, D/B/A STAR-LITE HOMES and wife, JOYCE A. BUMPAS, party of the first part, and GUY MATTHEW RIVERS and wife, DANA RIVERS, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in The City of Olive Branch, County of DeSoto, State of Mississippi.

LOT 26, SECTION A IN BRAYBOURNE SUBDIVISION IN SECTION 32, TOWNSHIP 1 SOUTH, RANGE 5 WEST, DESOTO COUNTY, MISSISSIPPI, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGES 32 AND 33, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

THIS BEING A PORTION OF THE PROPERTY CONVEYED TO THE GRANTOR HEREIN BY WARRANTY DEED OF RECORD IN BOOK 337, PAGE 388, IN THE CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

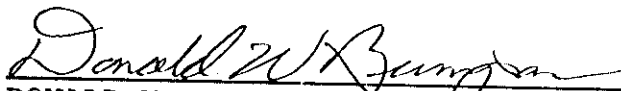
THIS CONVEYANCE IS MADE SUBJECT TO THE 1999 DESOTO COUNTY TAXES WHICH ARE NOT YET DUE AND PAYABLE AND FURTHER SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 59, PAGES 32 AND 33, SUBDIVISION RESTRICTIONS OF RECORD IN BOOK 326, PAGE 645, ALL IN THE CHANCERY COURT CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

unimproved( )

This is improved (X) property, known as 6766 Braybourne Main, Olive Branch, Mississippi 38654.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of November, 1998.

  
DONALD W. BUMPAS, D/B/A STAR-LITE HOMES

  
JOYCE A. BUMPAS

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DONALD W. BUMPAS, D/B/A STAR-LITE HOMES AND WIFE, JOYCE A. BUMPAS, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at ~~office~~ this 20th day of November, 1998.



  
NOTARY PUBLIC

My Commission Expires

9-18-02

STATE OF TENNESSEE  
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICH IS GREATER, FOR THIS TRANSFER IS \$158,900.00.

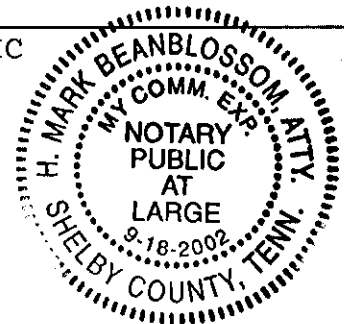
  
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 1998.

  
NOTARY PUBLIC

My Commission Expires:

9-18-02



SEND TAX BILLS TO:  
MR. AND MRS. GUY MATTHEW RIVERS  
6676 BRAYBOURNE MAIN  
OLIVE BRANCH, MISSISSIPPI 38654

GRANTORS:  
6700 Highway 311  
Holly Springs, MS. 38635  
HOME: (601) 335-4667  
OFFICE: ( ) same

GRANTEES:  
6766 Braybourne Main  
Olive Branch, MS. 38654  
HOME: (681) 890-3355  
OFFICE: (961) 745-9670